



13

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: MARCH 4, 2020

SUBJECT: DR19-189 SANA BEHAVIORAL HOSPITAL

STRATEGIC INITIATIVE: Prosperous Community

To allow a hospital use in the Val Vista Medical Growth area.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR19-189, Sana Behavioral Hospital: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.79 acres, located at 2018 E. Longhorn Dr. and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: GPS Properties, LLC
Name: Josh Soffe
Address: 185 S. State St., Ste 1300
Salt Lake City, UT 84111
Phone: 801-560-4557
Email: josh.soffe@fjmgmt.com

OWNER

Company: Specres, Inc
Name: Doug Strobe
Address: 2021 Shipway Ln
Newport Beach, CA 92660
Phone: 949-631-8859
Email: dougstrobe@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>October 10, 2006</i>	Town Council adopted Ordinance No. 1853 in case A05-22, annexing 664 acres at Greenfield and Germann.
<i>December 2, 2008</i>	Town Council approved Resolution No. 2929 in case GP08-15, a Major General Plan amendment for approximately 98 acres changing the General Plan land use classifications to General Office (GO), Community Commercial (CC), Business Park (BP) and Public Facilities/Institutional (PF/I).
<i>December 2, 2008</i>	Town Council approved Ordinance No. 2210 in case Z08-36 for Celebration Centre Campus, approximately 28 acres of Single Family - 43 (SF-43), 14 acres of Single Family-15 (SF-15), 6 acres of Neighborhood Commercial (NC), and 8 acres of unclassified land to approximately 47 acres of General Office (GO), 4 acres of Community Commercial (CC), and 5 acres of Public Facility/Institutional with a Planned Area Development (PAD) overlay.

Overview

The subject site is part of the Celebration Centre Campus PAD that was rezoned in 2007. The property is zoned General Office (GO) and located south of Mercy Road just southwest of Pecos Road. The applicant is proposing a 24 hour a day acute, patient centered, interdisciplinary treatment hospital for psychiatric disorders for patients 55 years old and older. The 16,400sf building proposed 24 beds on the 3.79 acre site. Two access points are proposed, one off of Mercy Drive and a second off the 156th Street alignment along the western boundary of the site.

The applications include a Conditional Use Permit (UP19-53) to allow a hospital in the GO zoning district in addition to a Design Review application (DR19-189).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Public Facilities/Institutional	Public Facilities/ Institutional (PF/I/PAD)	Mercy Road, then vacant
South	General Office	General Office (GO/PAD); Single Family -43 (SF-43)	Single family residence
East	General Office	General Office (GO/PAD)	Single family residence
West	General Office and Public Facilities/Institutional	General Office and Public Facilities/ Institutional (GO/PAD and PF/I/PAD)	Medical offices
Site	General Office	General Office (GO/PAD)	Single family residence

Project Data Table

Site Development Regulations	Required per LDC and Ordinance No. 2210	Proposed
Maximum Building Height (ft.)/(Stories)	25ft/1 story within 60' of 2086 E. Wyatt Way 35ft/2 story between 60 and 100ft of 2086 E. Wyatt Way	23'5"/1 Story
Minimum Building Setback (ft.)		
Front	25	25
Side (Residential)	30	30
Side (Street)	20	20
Rear (Non-Residential)	20	20
Minimum Required Perimeter Landscape Area (ft.)		
Front	25	25
Side (Residential)	30	30
Side (Street)	20	20
Rear (Non-residential)	20	20
Landscaping (% of net lot area)	15	40
Off-Street Parking and Loading	1.5/unit (24 x 1.5 = 36 spaces)	86 spaces

DISCUSSION**Site**

The subject site is located within the Celebration Centre Campus PAD. Although properties in the area are currently developed residentially, it is anticipated that overtime this area will redevelop in conformance with the General Plan into office and commercial uses. Primary access to the site is provided from Mercy Road directly into the site and via a second access off of the 156th Street alignment, as required in the Celebration Centre Campus PAD.

The primary building is located on the west side of the site and includes an outdoor employee amenity area on the south side as well as a secured outdoor courtyard for patients, also located on the south side of the proposed building. A future building is proposed on the east side of the site. This future building is not part of the application and will require future design review approval. The northern triangular parcel is constrained by the Mercy Gilbert Medical Center plat, which limits site development to landscaping, as such, all structures and parking are located on the larger parcel to the south. The northern parcel serves as retention.

Landscape

Landscaping on site is consistent with the landscape palette utilized in the area. Palo Verde and Evergreen Elm trees are utilized along the Mercy Rd. frontage with mesquite trees being utilized in the east and west landscape buffers. Considerable foundation landscaping is provided around the building itself particularly near the staff patio. Shrubs and groundcover supplement the

planting schedule. The landscape area shown will exceed the required 15% minimum with 40% coverage.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. Retention is provided through a series of surface basins located in the side and rear landscape setback areas and to the north of the proposed building.

Elevations, Floor Plan, Colors and Materials

In terms of elevations, the building is comprised of copper metal composite paneling, painted stucco, and stone veneer columns. Mechanical screening is provided through a louvered screen. In order to further enhance the building elevations and provide shade, canopies have been added over the windows. Clerestory windows are visible from the front of the building and a covered patient drop off is provided along the front as well. The unique building form provides vertical movement in the roofline.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-189, Sana Behavioral Health: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.79 acres, generally located at the at 2018 E. Longhorn Drive and zoned General Office (GO) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the March 4, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Prior to building permit issuance, the applicant shall abandon the access easement located along the southern boundary of the site; should the access easement not be abandoned the applicant will be required to submit an amendment to the design review to allow access at this location.
4. Construction drawing submittal shall reflect a shift in the private fire line on the north side of the proposed building out of the public water easement and an adjustment to the sewer line as necessary.
5. The FDC connection shall be shifted west of the current location to be accessible by the sidewalk.

6. 156th Street shall be 33 feet wide from face of curb to face of curb.
7. The southern driveway off of 156th street shall be modified to reflect a 30 foot wide apron per standard detail GIL-210
8. With construction document submittal, applicant shall include median modifications west of 156th street showing adequate stacking.

Respectfully submitted,

Ashlee MacDonald

Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Colors and Materials
- 8) Elevations
- 9) Floor Plans
- 10) Lighting
- 11) Applicant's Narrative

FINDINGS OF FACT
DR19-189, Sana Behavioral Health

- 1. The project as conditioned is consistent with the applicable Design Guidelines;
- 2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- 3. The project is consistent with all applicable provisions of the Zoning Code;
- 4. The project is compatible with adjacent and nearby development; and
- 5. The project design provides for safe and efficient provisions of public services.

DR19-189 Sana Behavioral Hospital
Attachment 2 - Notice of Public Hearing/Vicinity Map
March 4, 2020

Hearing

PLANNING COMMISSION DATE:

Wednesday, March 4, 2020* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296**

***Call Planning Division to verify date and time: (480) 503-6748**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

UP19-53 SANA BEHAVIORAL HOSPITAL: Request to approve a Conditional Use Permit for approximately 3.79 acres of real property located at 2018 E. Mercy Road to allow a hospital in the General Office (GO) zoning district, subject to conditions

DR19-189 SANA BEHAVIORAL HOSPITAL: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 3.79 acres, located at 2018 E. Mercy Road, and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

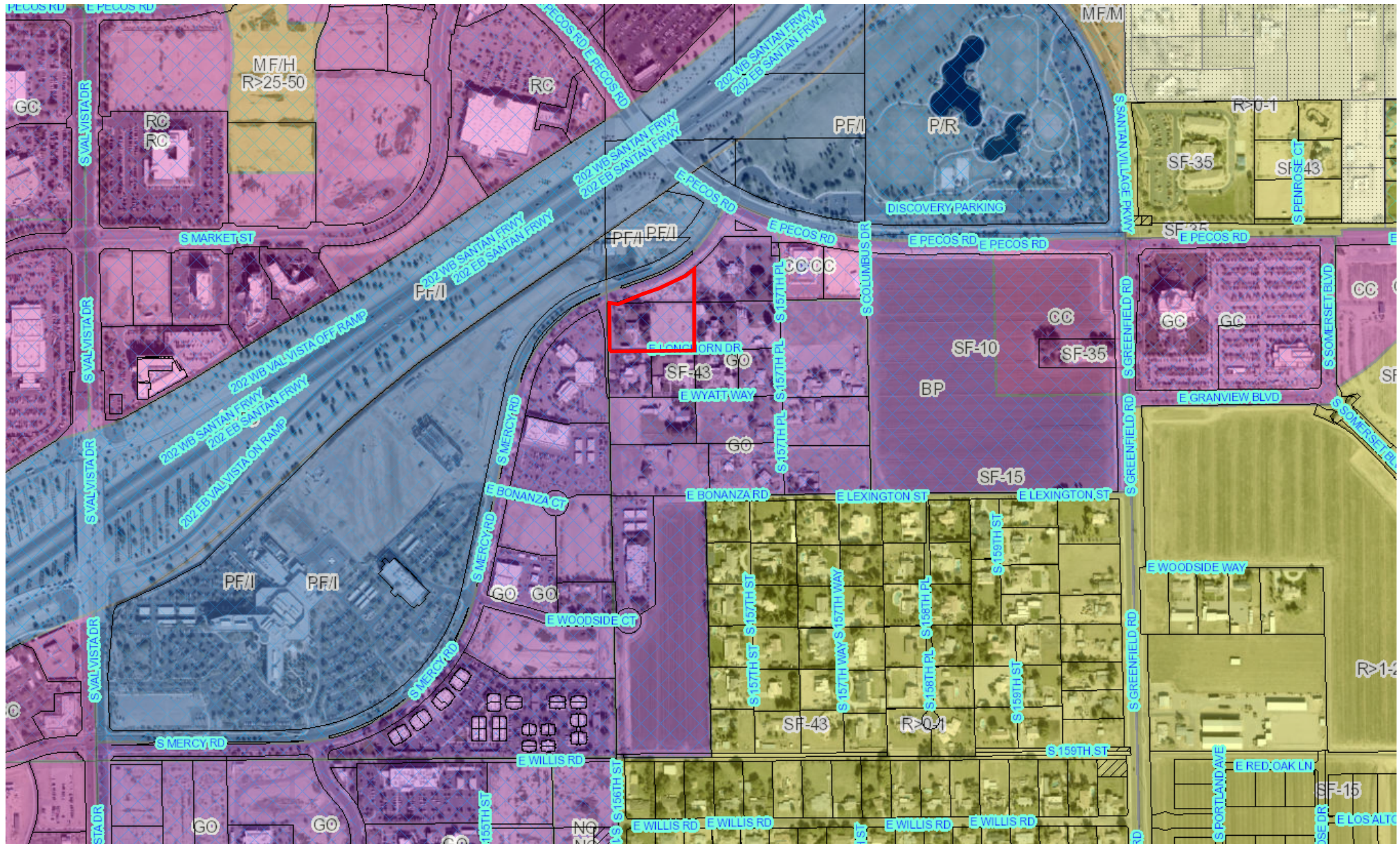
SITE LOCATION:



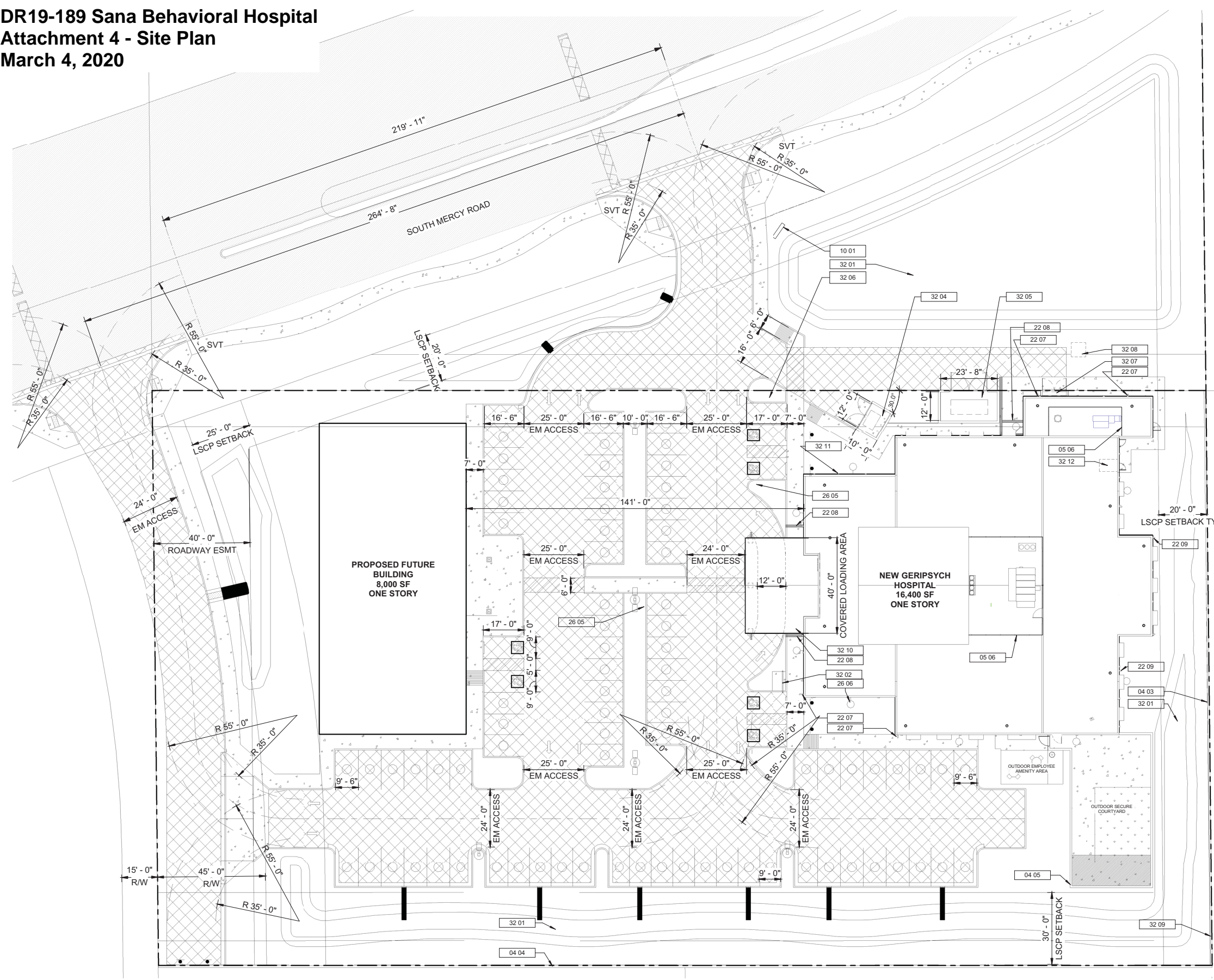
APPLICANT: GPS Properties, LLC
CONTACT: Josh Soffe
ADDRESS: 185 S. State Street, Suite 1300
Salt Lake City, UT 84111

TELEPHONE: (801) 560-4557
E-MAIL: josh.soffe@fjmgmt.com

UP19-53 and DR19-189 Sana Behavioral Hospital



DR19-189 Sana Behavioral Hospital
Attachment 4 - Site Plan
March 4, 2020



1 SITE PLAN
SCALE: 1" = 20'-0"

KEYNOTE LEGEND			
04 03	New 8' high cmu wall, stucco finish and color to match building, Benjamin Moore, Lambskin CC-340	22 08	Flush sidewalk gutter.
04 04	Existing 8' high cmu wall, stucco finish and color to match proposed building Benjamin Moore, Lambskin CC-340	22 09	Downspout to drain to landscape area with rip rap protection.
04 05	8' high cmu wall, stucco finish and color to match building.	26 05	Site light fixture. Refer to exhibit 10: site photometrics plan. Light fixture 20' above grade.
05 06	Painted metal louvered mechanical screen by industrial louvers inc, 4" deep inverted blade 450xpi, extruded aluminum, . Paint Benjamin Moore CC-340 Lambskin	26 06	Building mounted light fixture @ 11'-10 above grade.
22 07	Exposed downspout at grade. Sidewalk sloped away from building. Refer to civil drawings.	32 01	Retention area. Refer to exhibit 6: grading and drainage.
		32 02	Bike rack to accommodate four bicycle parking stalls on concrete pad.
		32 04	Refuse enclosure per city of gilbert standard detail gil-180, 8' high cmu wall with stucco finish to match proposed building.
		32 05	Emergency generator enclosure, 8' high cmu wall with stucco finish to match proposed building.
		32 07	Ses / electrical panel with decorative metal screen fence.
		32 08	Transformer. Refer to exhibit 5: landscape plan, for screening.
		32 09	Existing gate to be removed.
		32 10	Covered loading area
		32 11	Fire department inlet connection.
		32 12	Fire riser room. If required by local fire official, provide signage for fire riser room.

PROJECT DATA

EXISTING ZONING: GO "GENERAL OFFICE"

ADJACENT PROPERTIES WITHIN 300': PF-1 "PUBLIC FACILITY/INSTITUTIONAL", GO "GENERAL OFFICE", SF-43 "SINGLE FAMILY"

GROSS ACREAGE: 3.79 ACRES
NET ACREAGE: 3.12 ACRES

TOTAL BUILDING AREA:
NEW GERIPSYCH HOSPITAL 16,400 SF
PROPOSED FUTURE BUIDLING 8,000 SF

LOT COVERAGE: 15%

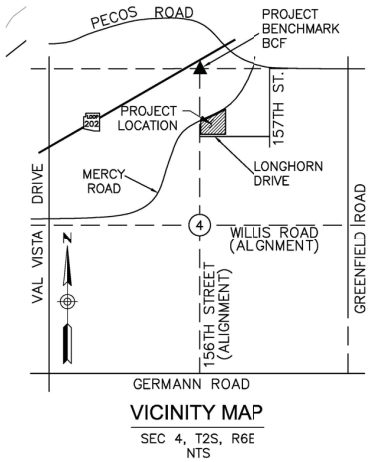
PARKING SPACES:
NUMBER OF REQUIRED - 1.5 SPACES/BED = 36 SPACES
NUMBER PROVIDED - 90 SPACES

TOTAL LANDSCAPE AREA: 54,384 S.F. / 1.24 ACRES
LANDSCAPE AREA COVERAGE: 30,062 S.F. / 55%

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES MARCH 11, 2004

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS: A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS: A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR; B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF-MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER: A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING; OR B. ROUTED UNDERGROUND.
10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
11. ALL FREESTANDING LIGHT POLES SHALL: A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS. B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE. C. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUND AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.



DESIGN REVIEW - EXHIBIT 4: PRELIM SITE PLAN



1640 e. river rd.
suite 206
tucson, az 85718
t: 520.882.4484

PRELIMINARY
NOT FOR CONSTRUCTION

Geriatric Psychiatry Services
3275 South Mercy Road, Gilbert, AZ 85297

90% CD

REVISION / RELEASE DATE

DATE: 00.00.2020
LRD JOB NO: 527.03

SITE PLAN

A1.1



1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUND COVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

MAINTENANCE NOTE:
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY,
NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY
OF THE PROPERTY OWNER.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

RECLAIMED WATER PIPE, MARKING TAPE AND LOCATOR TAPE SHALL BE
INSTALLED IN ACCORDANCE WITH M.A.G. SPECIFICATION 616, AND THE LATEST
EDITION OF THE TOWN OF GILBERT RECLAIMED WATER USERS MANUAL.

A map showing the location of the site. The site is marked with a black arrow and the word "SITE". The map includes Discovery Park, Pecos Road, Greenfield Drive, Germain Road, Val Vista Drive, and Campo Verde High School. The site is located on the corner of Pecos Road and Greenfield Drive, just north of Germain Road.

[illegible]

BS
CHECKED BY: JH/MG
DRAWN BY: JH/MG
Feb 04, 2020 - 10:35am
P:\Sana Behavioral Hospital - 0590-02-2126\Drawings\Design Review Board\SBH-LA 100.dwg

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE- CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
5. PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. PLANT SIZE, LOCATION AND SPACING:
 - 6.1. TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS TO AN ADJACENT PROPERTY.
 - 6.2. ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF SIDEWALK.
7. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
10. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. ROUGH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE.
11. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPE AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION. PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE AS INDICATED ON PLANS. PROVIDE A SECOND APPLICATION OF THE PRE- EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
14. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE TOPDRESS SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
15. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
16. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES.
17. ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
18. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
19. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
 - 1 GALLON PLANT - 1 TABLET
 - GALLON PLANT - 4 TABLETS
 - 5 GALLON PLANT - 2 TABLET
 - 15 GALLON & 24" BOX TREE - 6 TABLETS (MIN.)TABLETS TO BE LOCATED NO DEEPER THAN 6" BELOW SOIL SURFACE.
20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
21. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
22. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
23. THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
24. ALL TREES ARE TO BE STAKED AND GUYED PER LANDSCAPE DETAILS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING, PRIOR TO THE FINAL, ONE YEAR WALK THROUGH. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
25. A MINIMUM OF THREE FOOT (3') ACCESS TO AND CLEARANCE AROUND ALL FIRE HYDRANTS PER MAG STANDARD DETAIL 362 IS TO BE MAINTAINED.

	AREA	PERCENT OF TOTAL SITE
GROSS AREA ON-SITE:	164,953.98 S.F. / 3.79 ACRES	
NET AREA ON-SITE:	135,907.20 S.F. / 3.12 ACRES	
LANDSCAPE AREA ON-SITE:	54,363 S.F. / 1.24 ACRES	40%
LANDSCAPE COVERAGE:	30,062 S.F.	55% (OF LANDSCAPE AREA)
	REQUIRED	PROVIDED
REAR YARD, 3 TREES PER 1,000 S.F. (11,251 S.F.):	34 TREES	34 TREES
REAR YARD, 5 SHRUBS PER 1,000 S.F. (11,251 S.F.):	56 SHRUBS	56 SHRUBS
REAR YARD, 20% GROUND COVER COVERAGE:	20% COVERAGE	20% COVERAGE
WEST SIDE YARD, 3 TREES PER 1,000 S.F. (4,301 S.F.):	12 TREES	12 TREES
WEST SIDE YARD, 5 SHRUBS PER 1,000 S.F. (4,301 S.F.):	22 SHRUBS	22 SHRUBS
WEST SIDE YARD, 20% GROUND COVER COVERAGE:	20% COVERAGE	20% COVERAGE
EAST SIDE YARD, 3 TREES PER 1,000 S.F. (8,025 S.F.):	24 TREES	24 TREES
EAST SIDE YARD, 5 SHRUBS PER 1,000 S.F. (8,025 S.F.):	40 SHRUBS	40 SHRUBS
EAST SIDE YARD, 20% GROUND COVER COVERAGE:	20% COVERAGE	20% COVERAGE

2018 SOUTH MERCY ROAD
GILBERT, ARIZONA 85297

PROJECT TEAM:

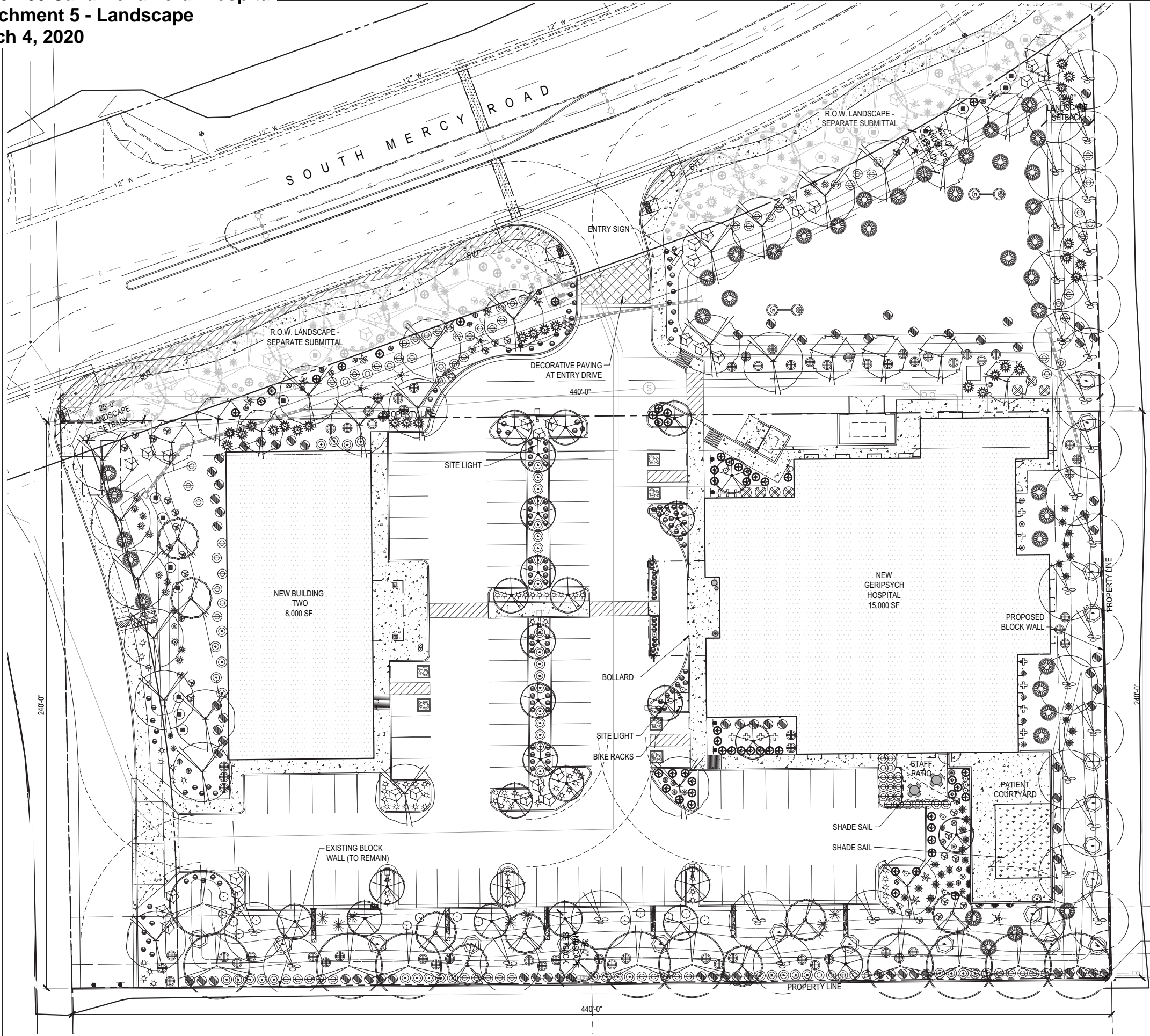
OWNER:
FJ MANAGEMENT
185 SOUTH STATE STREET, SUITE 1300
SALT LAKE CITY, UT 84111

ARCHITECT:
LIZARD ROCK ARCHITECTURE
1640 EAST RIVER ROAD, SUITE 206
TUCSON, AZ 85718

LANDSCAPE ARCHITECT:
NORRIS DESIGN
901 EAST MADISON STREET
PHOENIX, AZ 85034

CIVIL ENGINEER:
DIBBLE ENGINEERING
1630 SOUTH STAPLEY DRIVE, SUITE 123
MESA, AZ 85204

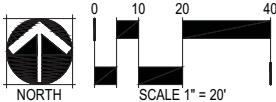
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Feb 04, 2020 - 12:03pm
BS JH/MG
CHECKED BY:
DRAWN BY:



PLANT SCHEDULE				
SYMBOL	COMMON NAME BOTANICAL NAME	SIZE BRANCHING	CALIPER HT & W	QTY.
TREES				
	Acacia aneura Mulga	36" Box SINGLE	2.5" CALIPER HT 6' X W 3'	28
	Chilopsis linearis 'Bubba' Desert Willow	24" Box MULTI	2" CALIPER HT 6' X W 3'	11
	Parkinsonia 'Hybrid' Hybrid Palo Verde	24" Box MULTI	2.5" CALIPER HT 10' X W 8'	22
	Pithecellobium flexicaule Texas Ebony	24" Box SINGLE	2" CALIPER HT 6' X W 6'	9
	Prosopis Rio Salado Rio Salado Mesquite	36" Box SINGLE	2.5" CALIPER HT 10' X W 8'	30
	Ulmus parviflora Evergreen Elm	36" Box	2.5" CALIPER HT 10' X W 8'	10
SHRUBS				
	Calliandra californica Baja Fairy Duster	5 GALLON		29
	Justicia spicigera Mexican Honeysuckle	5 GALLON		7
	Leucophyllum langmaniae Rio Bravo Sage	5 GALLON		101
	Ruellia peninsularis Desert Ruellia	5 GALLON		64
	Simmondsia chinensis Jojoba	5 GALLON		52
	Tecoma x Sierra Apricot Sierra Apricot Esperanza	5 GALLON		78
ACCENTS				
	Agave americana Century Plant	10 GALLON		9
	Baileya multiridata Desert Marigold	1 GALLON		14
	Dasylirion quadrangulatum Toothless Desert Spoon	5 GALLON		7
	Fouquieria splendens Ocotillo	24" Box		6
	Hesperaloe funifera Giant Aloe	5 GALLON		28
	Hesperaloe parviflora 'Brakelights' Dwarf Crimson Red Yucca	5 GALLON		70
	Opuntia sp. Santa Rita Prickly Pear	10 GALLON		12
	Pachycereus marginatus Totem Pole Cactus	10 GALLON		12
	Pedilanthus macrocarpus Slipper Plant	10 GALLON		13
	Sphaeralcea ambigua Desert Globemallow	5 GALLON		32
	Yucca pallida Pale Leaf Yucca	5 GALLON		24
GROUNDCOVERS				
	Acacia redolens Desert Carpet	1 GALLON		20
	Eremophila glabra 'Mingenew Gold' Desert Carpet	1 GALLON		39
	Lantana montevidensis Trailing Lantana	1 GALLON		54
	Lantana x 'New Gold' New Gold Lantana	1 GALLON		140
	Rosmarinus officinalis 'Prostratus' Creeping Rosemary	1 GALLON		14
GRASSES				
	Muhlenbergia capillaris White Cloud® Muhly	5 GALLON		26
	Muhlenbergia rigens Deer Grass	5 GALLON		14
VINES				
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 GALLON		6
TOPDRESS				
<div><div></div>Pioneer Apache Brown 1" Screened Decomposed Granite</div> <div> Pioneer Apache Brown 4"-8" Rip Rap</div>				

NOTES:
1. MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
2. PROVIDE ADDITIONAL TOPDRESS AT BUILDING TWO LOCATION DURING PHASE ONE CONSTRUCTION.

CONTRACTOR TO VERIFY THE REQUIRED HEIGHT OF 8'-0" AND IF WALL IS SHORTER, CONTRACTOR IS TO ADD BLOCK AND PAINT TO MATCH EXISTING.



CHECKED BY: BS
DRAWN BY: JH/MG
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Feb 04, 2020 - 9:47am





NORRIS DESIGN
Planning | Landscape Architecture | Branding

901 East Madison Street
Phoenix, AZ 85034
P 602.254.9600
www.norris-design.com

SANA BEHAVIORAL HOSPITAL
GERIATRIC PSYCHIATRY SERVICES
2018 SOUTH MERCY ROAD
GILBERT, ARIZONA 85297

OWNER:
FJ MANAGEMENT
185 SOUTH STATE STREET
SUITE 1300
SALT LAKE CITY, UT
801.381.2900



Contact Arizona 811 at least two full working days before you begin excavation.
Call 811 or click Arizona811.com



REGISTERED LANDSCAPE ARCHITECT
J. H. MORRIS
38371
EST. 1985
ARIZONA, U.S.A.
EXPIRES 12/31/20

ISSUE DATE:
02.04.2020 DRB RESUBMITTAL

REVISION DATE:

SHEET TITLE:
SITE PLAN
RENDERING

LA-102

CHECKED BY: BS
DRAWN BY: JH/MG
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Feb 04, 2020 - 9:47am

TREES



Acacia aneura
Mulga



Chilopsis linearis 'Bubba'
Desert Willow



Parkinsonia 'Hybrid'
Hybrid Palo Verde



Phoenix dactylifera
Date Palm



Prosopis Rio Salado
Rio Salado Mesquite



Ulmus parviflora
Chinese Elm

SHRUBS



Caliandra californica
Baja Fairy Duster



Justicia spicigera
Mexican Honeysuckle



Leucophyllum langmaniae
Rio Bravo Sage



Ruellia peninsularis
Desert Ruellia



Simmondsia chinensis
Jojoba



Tecoma stans
Arizona Yellow Bells

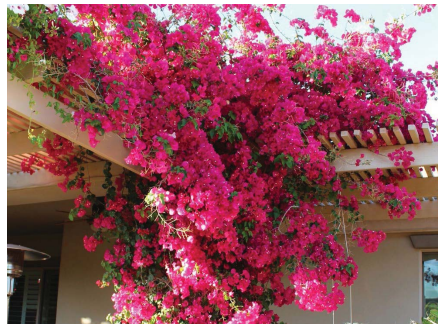
ACCENTS



Agave americana
Century Plant



Baileya multiridata
Desert Marigold



Bougainvillea 'Barbara Karst'
Barbara Karst Bougainvillea



Dasylirion quadrangulatum
Toothless Desert Spoon



Fouquieria splendens
Ocotillo



Hesperaloe funifera
Giant Hesperaloe

ACCENTS



Hesperaloe parviflora 'Breaklights'
Dwarf Crimson Red Yucca



Opuntia sp.
Santa Rita Prickly Pear



Pachycereus schottii monstrose
Totem Pole Cactus



Pedilanthus macrocarpus
Slipper Plant



Sphaeralcea ambigua
Desert Globemallow



Yucca pallida
Pale Leaf Yucca

GROUND COVER + GRASSES



Acacia redolens
Desert Carpet



Eremophila glabra 'Mingenew Gold'
Outback Sunrise Emu



Lantana montevidensis
Trailing Lantana



Rosmarinus officinalis 'Prostratus'
Creeping Rosemary



Muhlenbergia capillaris
'White Cloud' Muhly



Muhlenbergia rigens
Deer Grass



① PRODUCT: HAWTHORN PATH LIGHT
MANUFACTURED BY: LANDSCAPE FORMS
MODEL: HW006L4
COLOR: TITANIUM

① BOLLARD

NTS



① PRODUCT: CASCADE WASTE CONTAINER
MANUFACTURED BY: QCP
MODEL: QR-CE3036W-A25
COLOR: FRENCH GRAY

② WASTE BIN

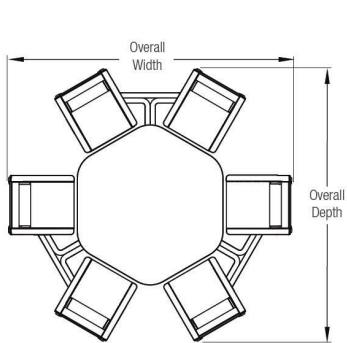
NTS



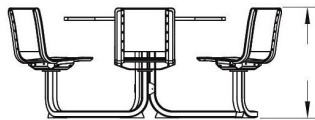
① PRODUCT: COZUMEL PLANTER
MANUFACTURED BY: QCP
MODEL: QR-COZ-2724P
COLOR: NATURAL

③ LANDSCAPE CONTAINER

NTS

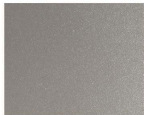


SEAT PATTERN



MODEL	OVERALL WIDTH	OVERALL DEPTH	TABLE HEIGHT	SEAT HEIGHT	OVERALL HEIGHT
SETAN-48A, 68A, 88A, 88S	85.2" (2167 mm)	81.5" (2070 mm)	29.3" (744 mm)	18.3" (465 mm)	32.9" (836 mm)

① PRODUCT: TANGENT TABLE ENSEMBLE
MANUFACTURED BY: FORMS+SURFACES
SEAT COLOR



FRAME COLOR



④ EMPLOYEE AREA SEATING

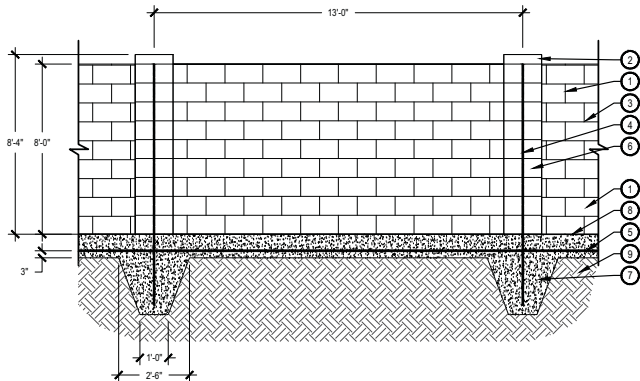
NTS



① PRODUCT: EMERSON BIKE RACK
MANUFACTURED BY: LANDSCAPE FORMS
COLOR: TITANIUM

⑤ BIKE RACK

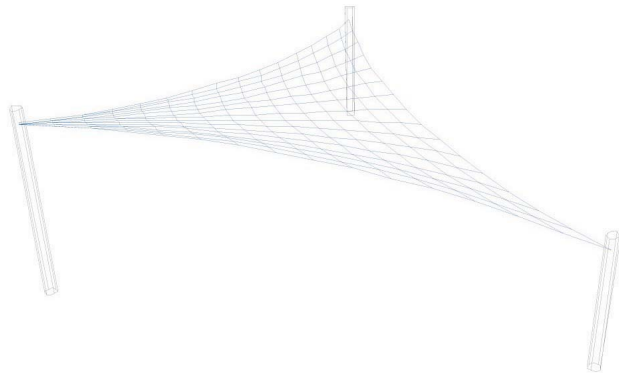
NTS



- ① 6"x8"x16" CMU FENCE BLOCK
 - ② 6"x2"x16" CMU CAP BLOCK
 - ③ #9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT O.C. PER STRUCTURAL ENGINEER
 - ④ 2-#5 REBAR IN GROUTED CELL AT PILASTER PER STRUCTURAL ENGINEER
 - ⑤ #4 REBAR PER STRUCTURAL ENGINEER
 - ⑥ 6"x8"x16" H BLOCK PLASTER
 - ⑦ CONCRETE FOOTER PER STRUCTURAL ENGINEER
 - ⑧ FINISH GRADE
 - ⑨ SUBGRADE
- NOTE: ALL EXTERIOR/PERIMETER BUILDER WALLS TO MATCH BUILDING EXTERIOR WALL FINISHES. SEE ARCHITECTURAL PLANS.

⑦ PERIMETER WALL

NTS

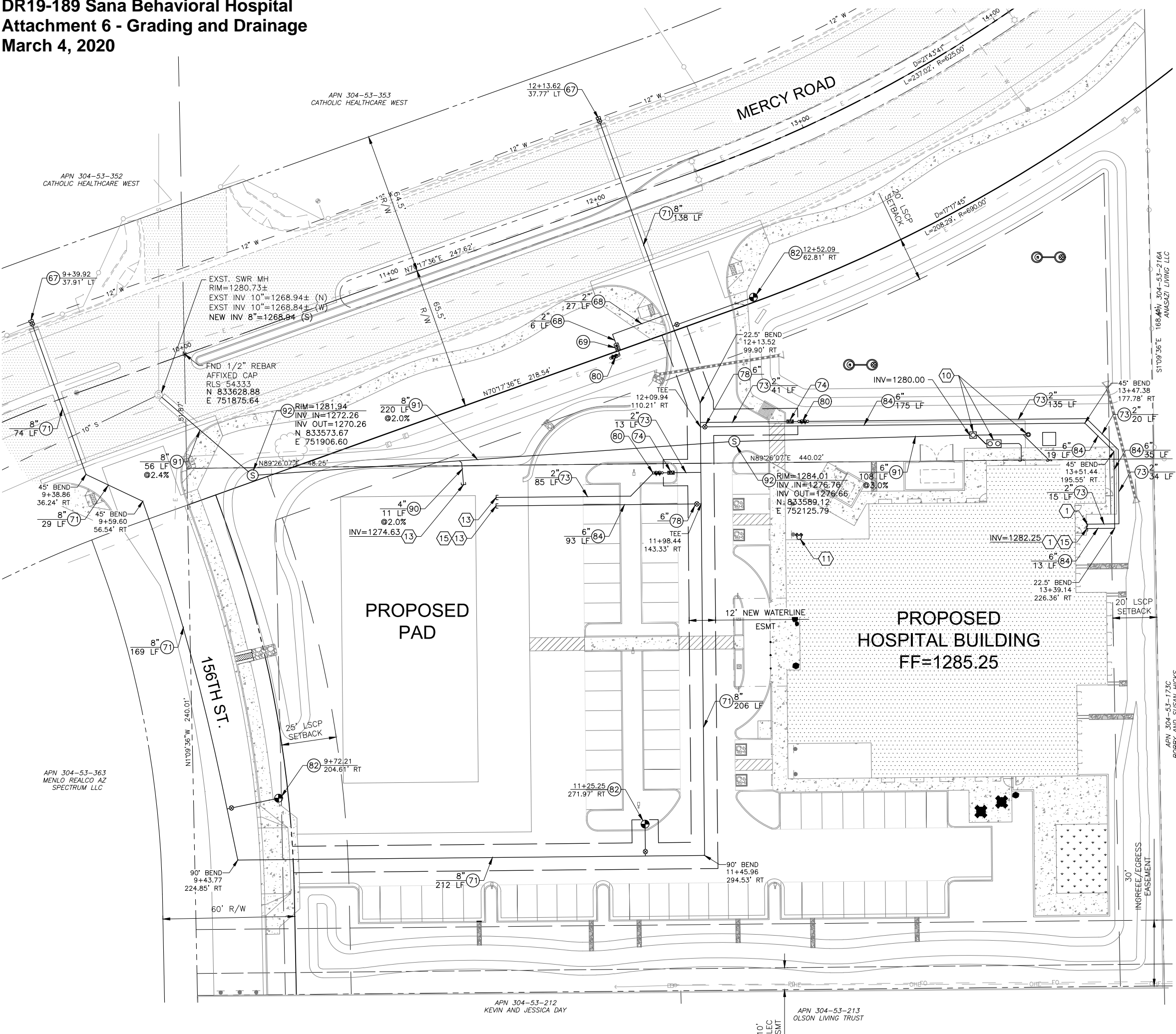


① PRODUCT: 3-POINT SHADE SAIL (MIN. 12' HEIGHT)
MANUFACTURED BY: USASHADE & FABRIC STRUCTURES
COLOR: LAGUNA



⑧ SHADE SAIL

NTS



- | CONSTRUCTION NOTES | |
|--------------------|--|
| (67) | 12"X8" TAPPING SLEEVE
AND VALVE W/ BOX
& COVER PER MAG STD
DTL 340 & 391 TYPE A |
| (68) | PVC IRRIGATION LINE
SIZE PER PLAN |
| (69) | 2" LANDSCAPE
IRRIGATION WATER
SERVICE AND METER |
| (71) | WATER LINE W/FITTINGS, DIP CL 350
W/POLYWRAP, SIZE PER PLAN |
| (73) | WATER SERVICE LINE W/FITTINGS
TYPE K COPPER, SIZE PER PLAN |
| (74) | 2" WATER METER
MAG STD DET 320 |
| (78) | GATE VALVE W/BOX & COVER
MAG STD DET 391-1&2
SIZE PER PLAN |
| (80) | 2" REDUCED PRESSURE
BACKFLOW PREVENTER
TOG STD DET 83L |
| (82) | FIRE HYDRANT ASSEMBLY AND VALVE
TOG STD DET GIL-230-1 & 2
MARKER PER GIL STD DET 325 |
| (84) | FIRE LINE W/FITTINGS, PVC
C-900, DR18
SIZE PER PLAN |
| (90) | SEWER SERVICE LINE, PVC SDR 35
SIZE PER PLAN |
| (91) | SEWER LINE, PVC SDR 35
SIZE PER PLAN |
| (92) | SEWER MANHOLE
MAG STD DET 420, 422 & 424 |

NOTES:

1. EXISTING UTILITIES ARE SHOWN WITH BEST AVAILABLE INFORMATION. NOT ALL UTILITIES MAY BE SHOWN. CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

- | REFERENCE NOTES | |
|-----------------|--|
| 1 | BUILDING CONNECTION
REFER TO PLUMBING PLANS |
| 10 | SEWER LINES AND APPARATUS
REFER TO PLUMBING PLANS |
| 11 | FIRE DEPARTMENT CONNECTION
REFER TO PLUMBING PLANS |
| 13 | UTILITY STUB
FOR FUTURE CONNECTION |
| 15 | FIRE LINE BACKFLOW WILL BE
WITHIN BUILDING
REFER TO PLUMBING PLANS |



PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

Geriatric Psychiatry Services

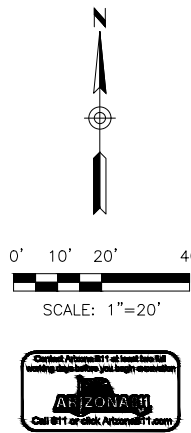
2018 East Mercy Road, Gilbert, AZ 85297

CONSTRUCTION DOCUMENTS

REVISION/RELEASE DATE
02/17/2020

LRD JOB NO: 527.05
CLIENT NUMBER:

UTILITY PLAN



Exterior Building Finish Systems

1 Metal Panels



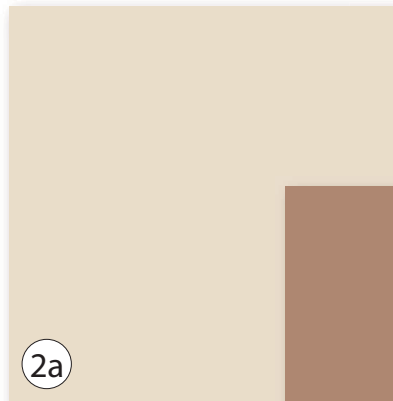
BRITE COPPER METALLIC

METAL COMPOSITE MATERIAL PANEL SYSTEM BY ALUCOIL
ACM SAF 4000 SYSTEM, 4MM PE CORE, LARSON COLOR: BRIGHT
COPPER METALLIC

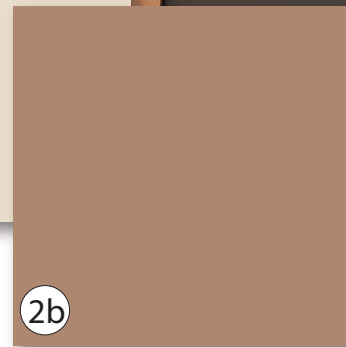


BRITE COPPER METALLIC
XL-28 - ALUCOIL

2 Painted Stucco



2a
LAMBSKIN
CC-340 BENJAMIN MOORE



2b
RENWICK ROSE BEIGE
SW 2804 - SHERWIN-WILLIAMS

EXTERIOR STUCCO FINISH SYSTEM



3 Stone Veneer



MINERET
BLUFFSTONE - EL DORADO STONE

EL DORADO STONE

7 INCH - 21 INCH LENGTH
3 INCHES HIGH X 14 INCHES
LONG

EVERGUARD® TPO
60 MIL MEMBRANE

Color: Tan
Full Size Roll: 10' x 100'
Half Roll Size: 5' x 100'



Exterior Building Components

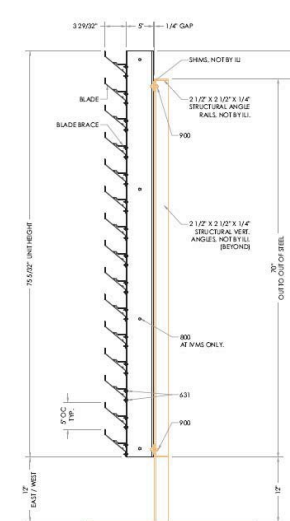
4 Mechanical Louvered Screen

INDUSTRIAL LOUVERS, INC.

4" DEEP INVERTED BLADE
EQUIPMENT SCREEN 450XPI.
EXTRUDED ALUMINUM



LAMBSKIN
CC-340 BENJAMIN MOOR



5 Windows



OLDCASTLE

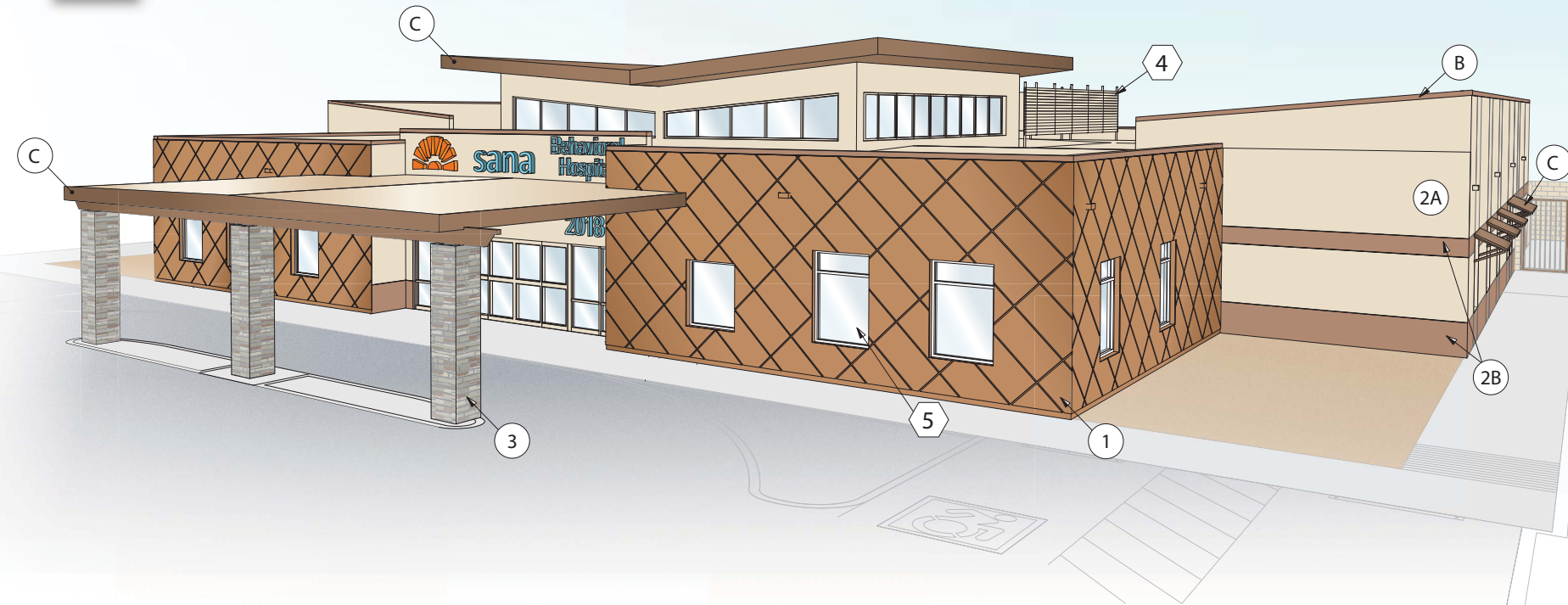
SERIES 3000 THERMAL
MULTIPLANE 2" x 4-1/2"
CENTER-SET ALUMINUM
STOREFRONT, CLEAR ANODIZED
FINISH

1" GRAY TINTED INSULATED
GLASS UNIT WITH SOLARBAN60
LOW-E COATING ON #2
SURFACE.



Geriatric Psychiatry Services
2018 East Mercy Road Gilbert, AZ 85297

- A BUILDING BASE COLOR & MECHANICAL SCREEN:**
LAMBSKIN
CC-340 BENJAMIN MOORE
- B PARAPET CAP COLOR & ACCENT BAND:**
RENWICK ROSE BEIGE
SW 2804 - SHERWIN-WILLIAMS
- C OVERHANG METAL TRIM & METAL SHADE COLOR:**
ROOKWOOD BROWN
SW 2806 - SHERWIN-WILLIAMS

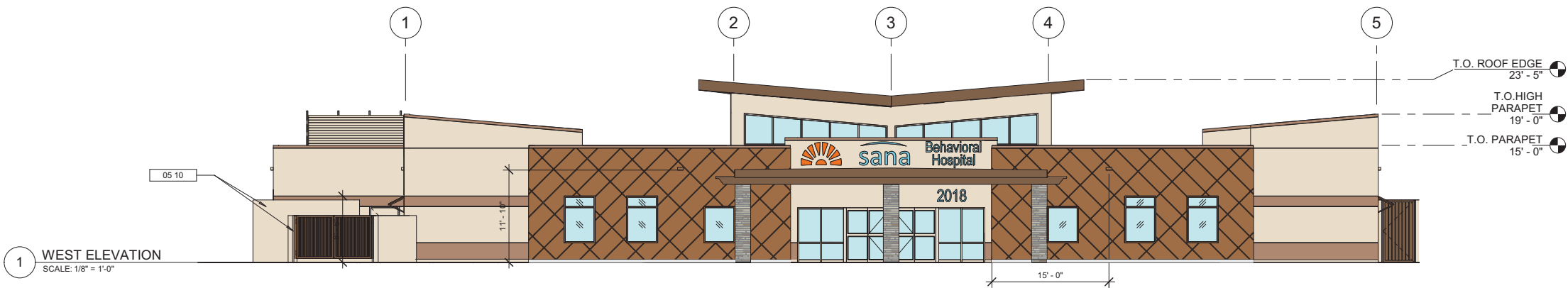


Design Review Submittal.

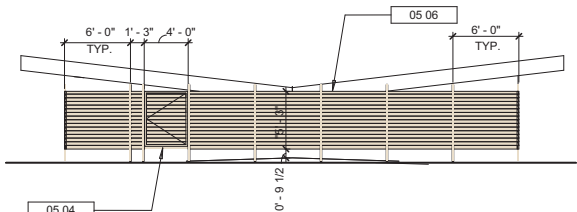
Exhibit 7: Color and Materials Board



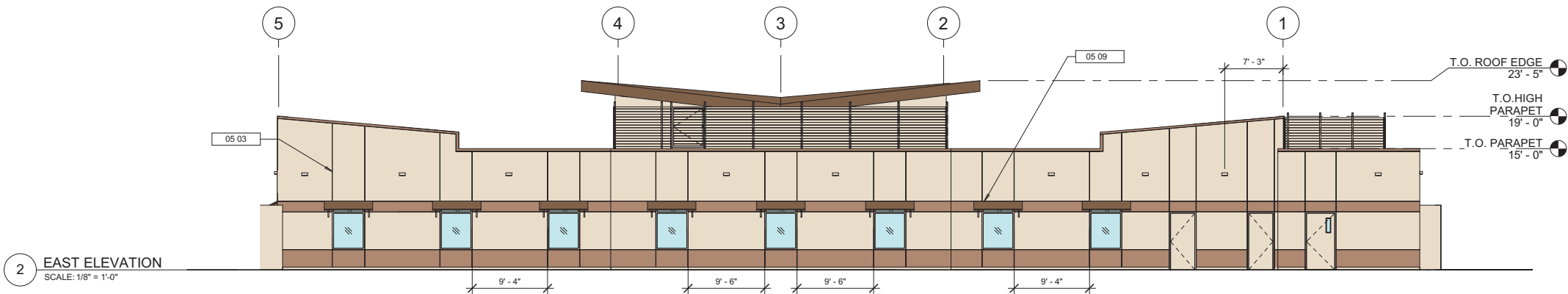
Geriatric Psychiatry Services
2018 East Mercy Road Gilbert, AZ 85297



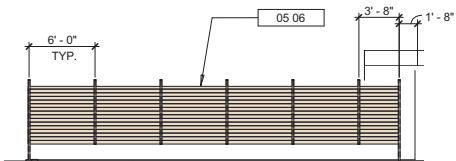
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



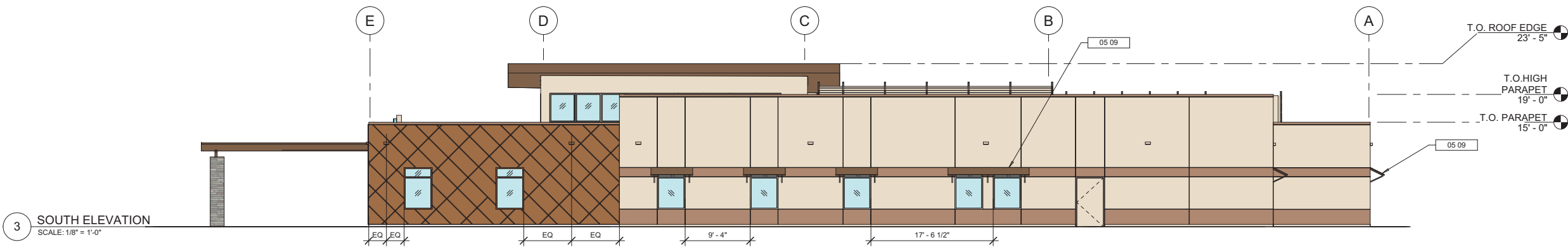
5 MECH SCREEN EAST ELEVATION
SCALE: 1/8" = 1'-0"



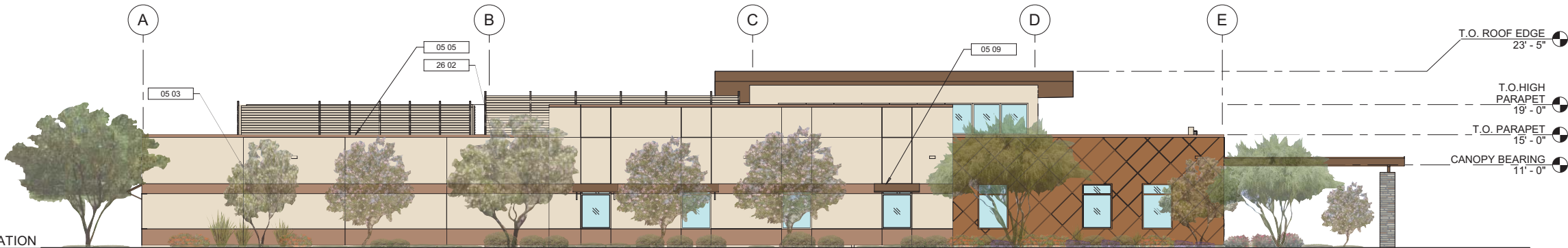
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



6 MECH SCREEN NORTH ELEVATION
SCALE: 1/4" = 1'-0"



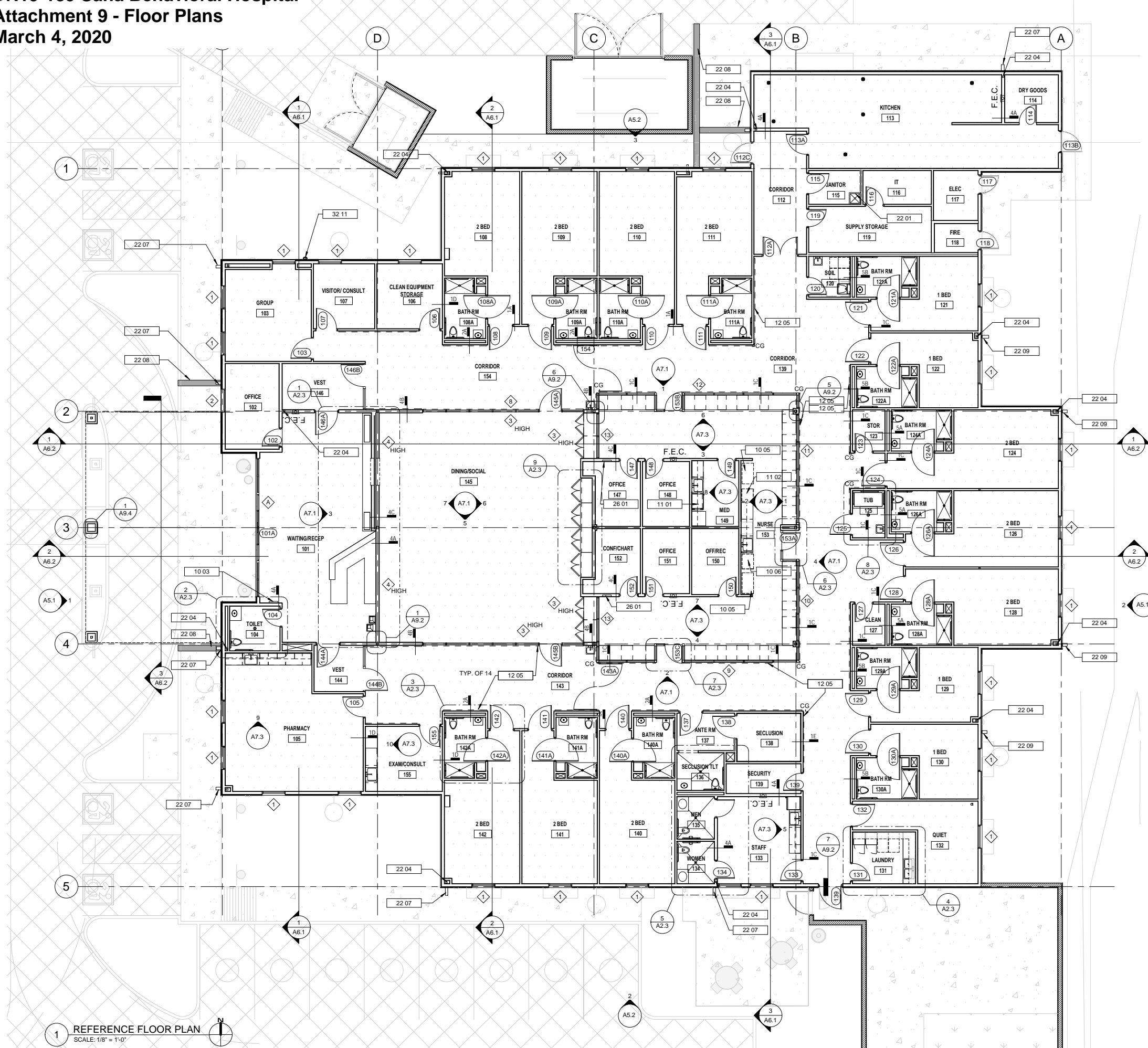
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: LANDSCAPE ADDED TO ADDRESS COMMENTS

KEYNOTES	
05 03	Score line width to be a min. of 3/4"
05 04	Metal gate
05 05	Metal parapet cap (dark bronze)
05 06	Metal mechanical screen
26 02	Light fixture. Refer to light schedule on electrical drawings.
05 09	Painted metal shade
05 10	Dumpster and Generator Enclosures - stucco over CMU, color to match body of building.
GENERAL NOTES	
1. STONE VENEER: EL DORADO STONE BLUFFSTONE, COLOR: MINERET.	
COLOR LEGEND	
	BUILDING COLOR & MECHANICAL SCREEN LAMBSKIN CC-340 BENJAMIN MOORE
	METAL FLASHING, METAL SHADES ROOKWOOD BROWN SW 2806 SHERWIN-WILLIAMS
	PARAPET METAL COPING & STUCCO ACCENT BAND RENWICK ROSE BEIGE SW 2804 SHERWIN-WILLIAMS
	METAL PANELS BRITE COPPER METALLIC XL-28 ALUCOIL
	STONE VENEER MINERET BLUFFSTONE EL DORADO STONE



KEYNOTES	
10 03	Emergency enunciator panel
10 05	Med cart. Ofoi
10 06	Crash cart. Ofoi
11 01	Under counter refigderator
11 02	Copier. Ofoi
12 05	Handrail.
22 01	Mop sink. Refer to plumbing schedule.
22 04	4" internal rainwater downspout.
22 07	Exposed downspout at grade. Sidewalk sloped away from building. Refer to civil drawings.
22 08	Flush sidewalk gutter.
22 09	Downspout to drain to landscape area with rip rap protection.
26 01	Electrical panel
32 11	Fire department inlet connection.

- GENERAL NOTES**
- REFER TO SHEETS A2.2 & A8.1 FOR DOOR & WINDOW SCHEDULES.
 - REFER TO SHEET ID1.1 FOR INTERIOR FINISH PLAN.
 - ALL GWB TO BE 5/8" IMPACT RESISTANT.
 - ALL GWB CORNERS TO BE METAL BULLNOSE CORNERS.
 - SEE SHEET G0.1 FOR WALL TYPES. ALL WALLS ARE TYPE 1B UNLESS OTHERWISE NOTED.
 - CONTRACTOR MAY REPLACE WOOD STUDS WITH METAL STUDS BUT WILL NEED TO PROVIDE A UL ASSEMBLY FOR THE METAL STUD ASSEMBLY.



1640 e. river rd.
suite 206
tucson, az 85718
t: 520.882.4484

PRELIMINARY
NOT FOR CONSTRUCTION

Geriatric Psychiatry Services
3275 South Mercy Road, Gilbert, AZ 85297

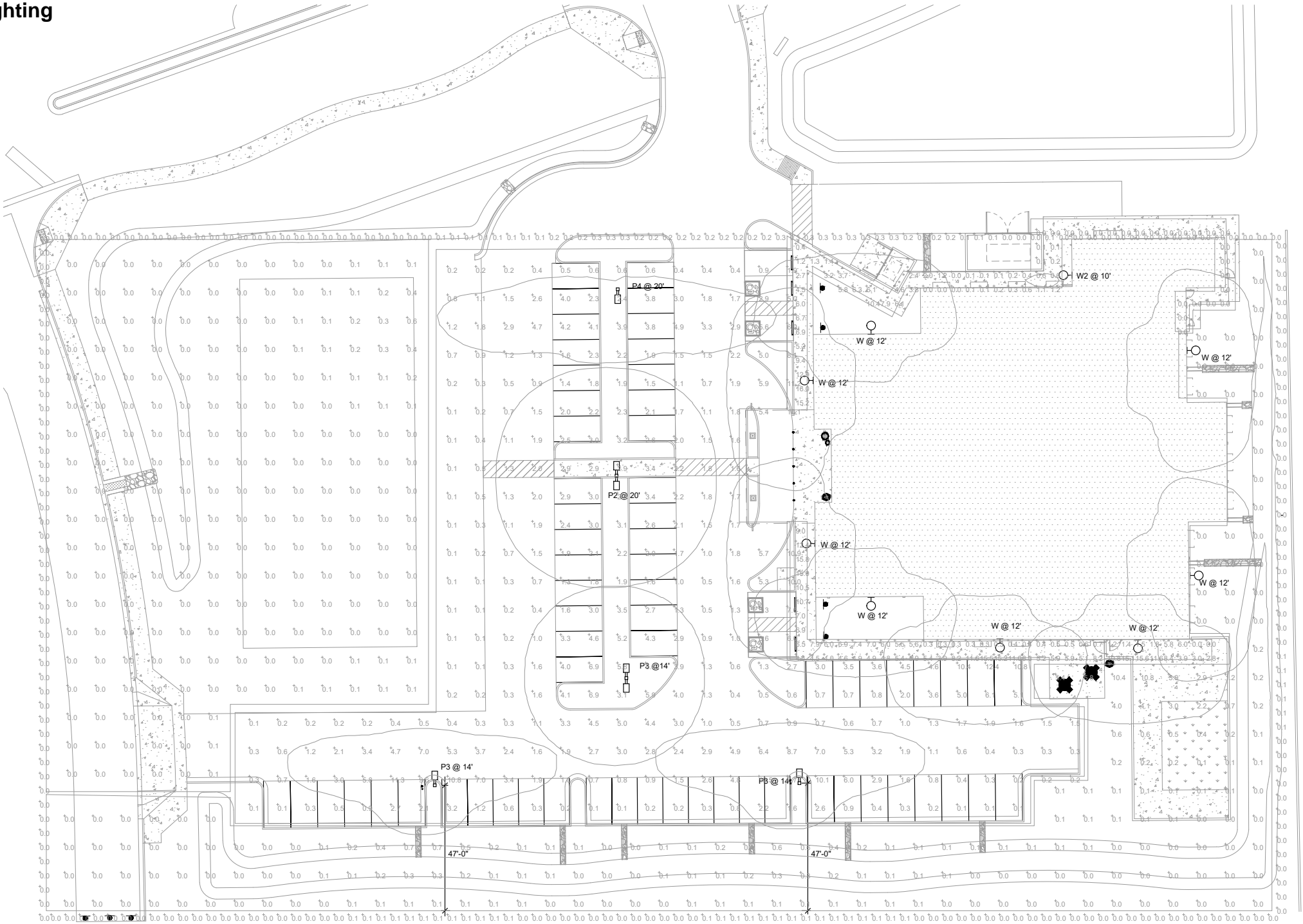
90% CD

REVISION / RELEASE DATE

DATE: 00.00.2020
LRD JOB NO: 527.03

REFERENCE FLOOR PLAN

A2.2



1 ELECTRICAL SITE PLAN
ESP01

SCALE: 1" = 20'-0"



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive - West	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Future	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Other	+	0.0 fc	15.0 fc	0.0 fc	N/A	N/A
Parking	+	2.1 fc	11.6 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Walkway North	+	2.2 fc	14.2 fc	0.0 fc	N/A	N/A
Walkway South	+	5.0 fc	14.1 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P2	2	Visionaire Lighting LLC	VSX-1-T5-48LC-7-3K-UNV	23 in L x 12.5 in W x 8 in H	1	VSX-1_T5_48LC_7_3K.IES	12620	1	105
	P3	2	Visionaire Lighting LLC	VSX-1-T2-48LC-7-3K-UNV	23 in L x 12.5 in W x 8 in H	1	VSX-1_T2_48LC_7_3K.IES	11880	1	105
	W	8	Visionaire Lighting LLC	VSX-1-T3-48LC-7-3K-UNV	23 in L x 12.5 in W x 8 in H	1	VSX-1_T3_48LC_7_3K.IES	11972	1	105
	P4	1	Visionaire Lighting LLC	VSX-1-T2-48LC-7-3K-UNV_CLS	23 in L x 12.5 in W x 8 in H	1	VSX-1_T2_48LC_7_3K-UNV_CLS.IES	9988	1	105
	W2	1	Lithonia Lighting	AFF_FWD	DIE-CAST ARCHITECTURAL EMERGENCY LIGHT WITH CAST ALUMINUM HOUSING, TWO LED LAMPS, POLYCARBONATE PRISMATIC LENS, AND FORWARD-THROW OPTICS	2	AFH_FWD.ies	190	1	6

REVISION/RELEASE DATE

LRD JOB NO:
CLIENT NUMBER:

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SITE
PHOTOMETRIC

ESP01

Geriatric Psychiatry Services
2018 East Mercy Road, Gilbert, AZ 85297

Sana Behavioral Hospital: Project Narrative

The Sana Geri-Psych hospital provides 24 hour-a-day acute, patient centered, interdisciplinary treatment for psychiatric disorders for patients 55 years old and older. These disorders may include, but are not limited to, cognitive impairment and co-morbid medical conditions (i.e. COPD, diabetes, arthritis). Patients are screened based on medical necessity specific admission criteria, including age. All patients are admitted either on a voluntary or involuntary basis, depending on the facility. A safe structured environment is provided to assist everyone in achieving their optimal level of functioning and recovery.

Services include:

1. Sensory stimulation, therapeutic, and recreation activities in a comfortable atmosphere to encourage interaction between patients and staff.
2. Interdisciplinary treatment staff which includes nurses, social worker, activities personnel, occupational therapist, physical therapist, and speech therapist, and a mid-level. Everyone works under the direction of a psychiatrist.
3. The psychiatrist is the attending physician. There are additional physicians (typically independent physicians or hospitalists) that are consulted when medical needs arise.

The treatment team members, patient, and family (when available) work together to develop an individualized plan of care following a comprehensive assessment. Based on the clinical needs, the treatment plan will vary and may include intensive individual therapy, group therapy, family therapy, pharmacotherapy, medical management, patient/family education and skills building therapy.

The average length of stay is 12 days with patients coming from acute care hospitals, skilled nursing, and assisted living facilities. Patients are admitted periodically 7 days a week via non-emergent transportation with the idea of discharging them to home, skilled nursing, or an assisted living facility with resources for continued care.

The facility will be in the San Tan Corridor on the greater Mercy-Gilbert Medical Center campus, between the Wellspring Rehabilitation facility to the southwest and an approved senior assisted living facility to the northeast. We have been working with Dignity Health and Mercy-Gilbert Medical Center throughout our property identification process and they are supportive of our services. Our senior healthcare behavioral services are complimentary to the other senior healthcare services in the area. Our use is subject to Conditional Use approval and the structure design has color tones consistent with Sonoran climate, with soft browns and bronze as seen on the rendering below.



Impact Reduction:

Efforts to mitigate potential impacts to adjacent properties include:

- An 8-foot fence on the south and east of the property where residential homes are located.
- We will have 2 access points off Mercy Rd and will not use Longhorn Dr to eliminate traffic on residential streets.
- Our building will be 1 story with a maximum height under 25 feet with no views into neighboring properties.
- Patients will not be allowed outside unattended and will be in a fully enclosed outdoor space
- We have met with the immediate neighbor to the West, Wellsprings Rehabilitation, the future neighbor to the Northeast, the Abbingdon at Gilbert, as well as Mercy Gilbert Medical Center and they are all supportive of our project.
- We have spoken face to face with all neighbors within 300 feet and mitigated any of their concerns.

General Plan:

This property resides inside and adjacent to the Gilbert Medical Campus Subdivision and the Val Vista Medical Growth Area. We believe that our use as an elderly behavioral hospital complies with the general plan and compliments the adjacent hospital as well as the skilled nursing and senior living facilities in the area.

Land Development Code:

We believe that this specific property and our use as an elderly behavioral health hospital meet the land development code by achieving the following:

- Meeting the minimum requirement for 36 parking stalls (1.5 per bed)
- Being able to provide the required covered 2 passenger loading stalls
- The EVO Swim School is within 1,500 feet of our property and may be considered a school or daycare center. We will not admit and are not licensed to treat patients who need treatment as stated in Part 1 or Part 2 of the Land Development Code so this should not be an issue.
 - A hospital that services a Court Ordered Evaluation for Civil Commitment, as defined by Arizona Revised Statutes.
 - A hospital that provides in-patient behavioral health treatment of pedophilia, exhibitionism, voyeurism, kleptomania or pyromania, as defined under federal law.
- Our hospital will abide by the requirements as a “Noise Sensitive Use” by being 1 story, having 8 foot fences, and abiding by the HUD interior noise reduction requirements.

Four Findings of Fact:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

All concerns regarding health, safety, and general welfare of the neighbors is mitigated by the secure lockdown features of our building, the staffing requirements, and the age of the average patient being older than 65. Patients will not be able to freely leave our building and

the interior doors are only accessible via keycard. The building layout and cameras will make sure that patients are always under healthcare worker supervision. Additionally, we will have an 8 foot fence on the south and east of the property for an added layer of privacy/protection for the neighbors.

We will also follow the pre-application suggestions for 2 access points and enough left turn lane to minimize the impact on traffic.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

See previous note under "General Plan"

3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and

The zoning code lists "hospital" as a conditional use under the General Office (GO) zone. That being said, we believe that our use in this area conforms with the neighboring uses and standards.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

We have spoken to all of the neighbors both residential and commercial and we believe that our use would be a compliment to the current commercial uses and welcome by the residential neighbors.